

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb and  
postcode

24 Livingstone Parade, Preston Vic 3072

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$830,000

**Median sale price**

Median price \$966,500

House

X

Unit

Suburb Preston

Period - From 01/10/2016

to

30/09/2017

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Showers St PRESTON 3072	\$869,000	21/10/2017
2	11 Milton Cr PRESTON 3072	\$820,000	30/06/2017
3	11a South St PRESTON 3072	\$785,500	22/07/2017

**OR**

- B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**2 Showers St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$869,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 265 sqm approx



**11 Milton Cr PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$820,000

**Method:** Sold Before Auction

**Date:** 30/06/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 155 sqm approx



**11a South St PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$785,500

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 155 sqm approx